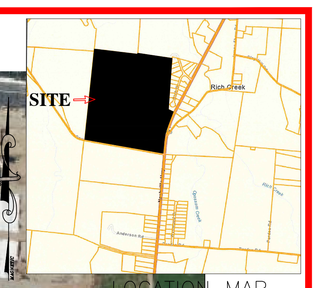
GLOBAL POSITION SYSTEM SURVEY NOTES

1. The survey portion was performed using the following global positioning system (GPS) survey equipment: HORIZON Hiper Plus Dual frequency. The GPS portion of this survey was performed using RTK (real - time kinematic) surveying techniques and TDOT CORS station TN38 for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located on this survey and shown on this drawing.
3. The date of fieldwork was performed for this survey were: March 2025.
4. The datum(s) for the TDOT CORS station that was used: HORIZ. NAD83 (2011) EPOCH 2010.00 VERT. NAVD 1988
5. Fixed control points used in conjunction with positional data:
   TDOT CORS STATION TN38
   STATE PLANE (TN 4100-US SURVEY FT.) - NORTHING 569,154.86
   EASTING 1,837,086.15
   ELEVATION 558.34 FT.
6. Geoid model used: GEOID03
7. Combined grid factor for TDOT CORS Station TN38:
   0.99992680 (STATE PLANE (TN 4100-US SURVEY FT.)



LOCATION MAP
N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°15'17"W	80.00'
L2	S4°14'56"W	147.88'
L3	S4°41'39"W	157.01'
L4	S4°20'33"W	144.33'
L5	S4°36'04"W	155.07'
L6	S4°51'39"W	145.61'
L7	S4°19'20"W	122.95'
L8	S4°18'47"W	155.00'
L9	S4°18'47"W	155.00'
L10	S4°47'05"W	218.67'
L11	S4°18'13"W	139.62'

NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
4. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.
5. The soil locations shown hereon were provided by Jaylan Hancock Soil Scientist. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.

LEGEND
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
○ SURVEY POINT
—X———X— EXISTING FENCE LINE

N
W STATE PLANE E
S

16 TRACTS – 158.17 Ac.±
0 100 200

OWNER: THE ESTATE OF MARIANNE G. RICHTER
PROPERTY ADDRESS: NASHVILLE HWY.
LEWISBURG, TN 37091
TAX MAP: 35, PARCEL: 24.00
BOOK: 352, PAGE: 798
TAX MAP: 35, PARCEL: 113.00
BOOK: 282, PAGE: 81
MAP NUMBER: 47117C0105D & 47117C0125D
DATED: SEPT. 28, 2007 ZONE: A & X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

I HEREBY CERTIFY THAT THIS IS A CATEGORY " IV " SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

NO.	DATE	DESCRIPTION
0	4/23/2025	Original Issue
1	5/8/2025	Revised numbers and Tract lines on Tracts 6–16

PRELIMINARY FOR REVIEW ONLY

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 – 4084, FAX: 893 – 0080

AUCTION PLAT
TRACTS 1–16
THE ESTATE OF MARIANNE G. RICHTER
2nd CIVIL DISTRICT – MARSHALL COUNTY – TN.

DATE: MAY 2025 | SCALE: 1"=100' | SH. 1 OF 1

\\SERVER2\Share\ACAD2026\Civil 3D Projects\POWELL LANE - MARSHALL COUNTY PARKS AUCTION\PARKS AUCTION - MARSHALL COUNTY - TRACTS 1-16 REVISION.dwg, 5/8/2025 10:22:11 AM, AutoCAD PDF (High Quality Print).pc3